



# THORNY HILLS, KENDAL

RENT PCM: £695

01539 736 999  
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THE RESIDENTIAL LETTING SPECIALISTS


This beautiful one bedroom, ground floor apartment is part carefully renovated Georgian house and is available to let unfurnished. Located within a quiet and highly sought after area the property is within easy reach of Kendal town centre, and being at the front of the building overlooks the Gooseholme area of the River Kent.

The open plan living/kitchen at the front of the property has built in appliances offering modern features within a period property. The double bedroom is at the rear with the modern bathroom located in the centre.

Parking is available on the private road to the property.

SLDC band B . EPC rated E . No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £160, equivalent to one weeks rent, will be payable upon application, and before references are sought. Subject to satisfactory references and before the commencement of a tenancy, a Tenancy Deposit of £800, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 <b>A</b>				92-100 <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales	
					

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

